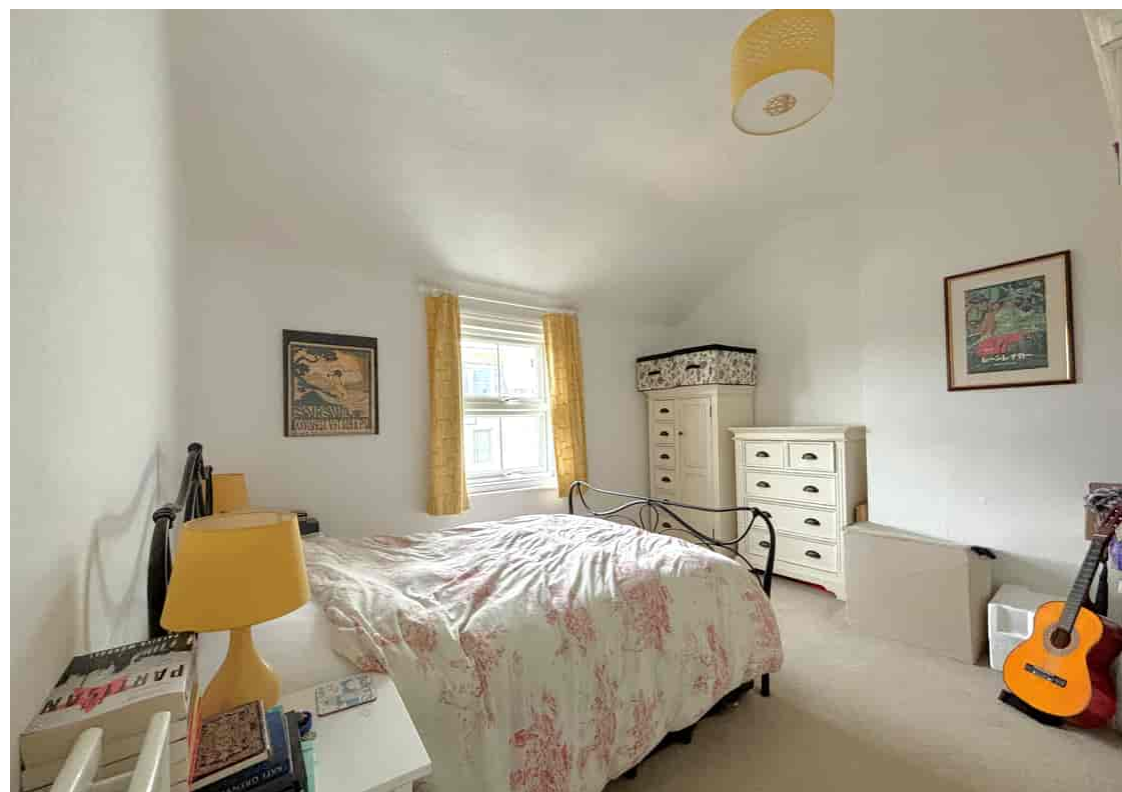





Property Cafe
BUYER INCENTIVE
AVAILABLE WHEN YOU VIEW
THIS PROPERTY THROUGH US



Flat 7 Marina, Bexhill-on-Sea, East Sussex, TN40 1BL
Seafront Apartment With Balcony & Stunning Views £262,500



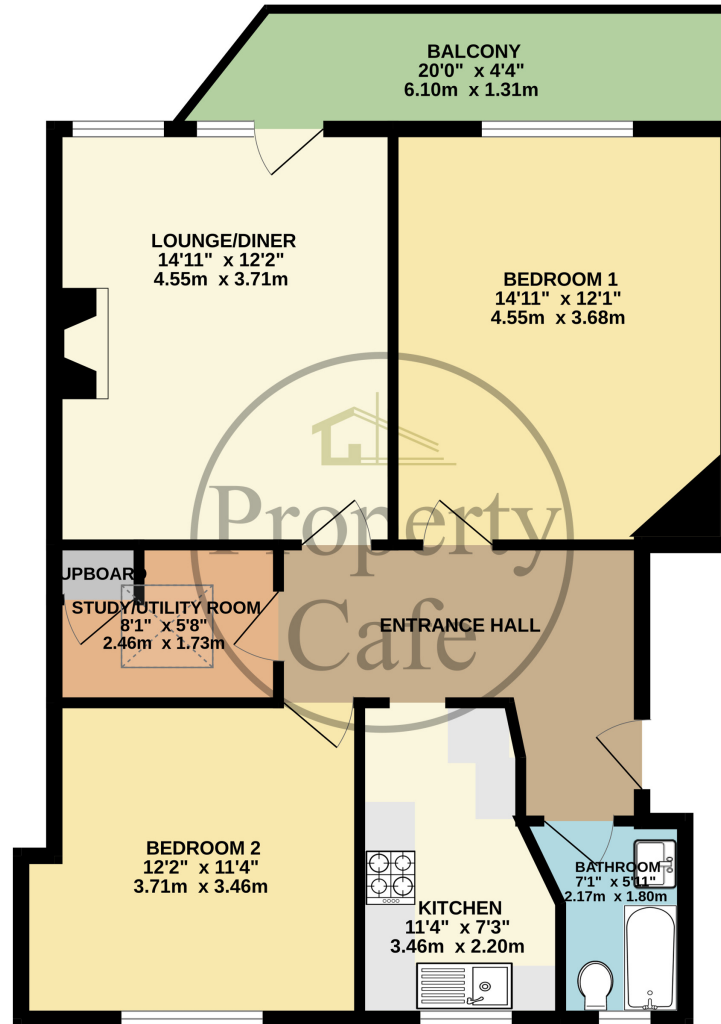


Property Cafe are delighted to present to the sales market this excellent two bedroom, top floor flat offering uninterrupted sea views. Accommodation and benefits include: Secure communal entrance area and well maintained common parts with entry phone system; Once through the flat door a large entrance hall awaits which could be utilised and used as a space to work from; Spacious lounge/diner with a south facing aspect giving access onto a large balcony, offering stunning panoramic sea views; Modern Fitted kitchen with ample cupboard & worktop space; Two large double bedrooms; Modern fitted bathroom comprising of bath & shower attachment, wash basin & WC; Additional room currently used as storage and utility cupboard but could be used as a brilliant home office. This property is offered for sale in good condition and in a neutral colour scheme throughout. We recommend you view at your earliest convenience. **Tenure: Leasehold *Leasehold Length- 142 years remaining *Maintenance charge: approximately £1200 annually. Further details available on request.**

The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings along with Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London



TOP FLOOR FLAT
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Remaining Lease Length - 142 Years Left ** Service Charge - £1200 Per Annum Approx ** Ground Rent - £0

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- Top Floor Apartment For Sale
- South Facing Balcony With Uninterrupted Views
- Spacious Lounge With South Facing Aspect
 - Modern Fitted Kitchen
 - Two Double Bedrooms
 - Modern Fitted Bathroom
- Light & Airy Entrance Hall
- Stunning Panoramic Sea Views
 - Long Lease
- Good Condition Throughout
- Viewing Highly Recommended

www.propertycafe.co



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